

SOUTH PARK PLANNING COUNCIL

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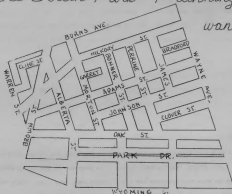
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EAST DENTON COMMUNITY COMMITTEE
 MARKET HOUSE
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*the South Park Planning Council
 wants to know*



SOUTH PARK PLANNING AREA

PROPOSED RESIDENCE "B-B" DISTRICT

Many residents of the South Park Area have a deep concern about the conversion of single-family residences to multi-family residences, which are taking place within the area. They know that unless there are adequate controls on these conversions, property values in the area will rapidly depreciate. It is their feeling that the present zoning for the area does not require sufficient lot area per family for these conversions. Also, they feel that there should be some limit as to the maximum number of families permitted on a lot regardless of lot size.

Most of the South Park Area is in Residence "B" zoning district, except for some frontage on Wayne Ave., Warren and Brown Streets, which is zoned for business. The Residence "B" district permits multi-family buildings on the basis of 1250 square feet per family with no limit as to the maximum number of families.

As a result of this concern, the South Park Planning Council requested the City Plan Board to study this conversion problem in the area. The City Plan Board made such a study and it is their recommendation that a new zoning district be created and applied to the residential section of the South Park Area in order to better control these conversions. This proposed zoning district, Residence "B-B" will require 1500 square feet of lot area per family with a maximum of four (4) families on a lot.

A comparison between the requirements of the present and proposed zoning districts is given below:

	<u>Present Residence "B"</u>	<u>Proposed Residence "B-B"</u>
Lot Area Per Family	1250 sq.ft.	1500 sq.ft.
Number of Families Permitted	No limit	Maximum of four (4) families for lots over 6000 sq.ft. in area

The South Park Planning Council includes over 30 residents, clergymen and businessmen in the South Park Area. Their names are listed on the other side.

Your opinion in regard to the proposed zoning change for your neighborhood is important. Contact your street leader listed on the other side. Good zoning can aid in protecting a neighborhood.

Join a block group on your street and participate in the home and neighborhood improvement. For further information call RA 8-5232.

What do you think about this proposed zoning change?